WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034700 DEEDWARR
08/04/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20230804-0060526

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Ayoub Tadros
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: MAY 22, 2024
(AFFIX SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-22-2024
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ayoub Tadros	U.S. Bank N.A.	Parcel ID: 150 09 0 231.00
(NAME) 3253 Luann Drive	(NAME) 929 Bell Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mohssin F. Mosad, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ayoub Tadros, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 22-B on the Zone Lot Division of Lots Numbers 21 through 30 (inclusive) on the Plan of Cherry Hills, Section 12, as of record in Book 6250, Pages 174 and 175, as amended in Book 6250, Page 466 and as further revised on the Revised Zone Lot Division Lot No. 22 on the Plan of Zone Lot Division Lots 21-30 (inclusive) Cherry Hills Section 12th as shown in Plat of record in Book 7900, Page 348, said Register's Office.

Being the same property conveyed to Mohssin F Mosad, married from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed dated April 6, 2015 and recorded on April 7, 2015 in Instrument No. 20150407-0030420, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3253 Luann Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of August, 2023

Mohssin F. Mosad

Mohssin F. Mosad

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mohssin F. Mosad, married, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2023.

DAKOTA W. UNDERWOOD NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05-22-2024 MAURY COUNTY

Notary Public

My Commission Expires: May 22, 2024

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

8/3/2023
Date

Tonya Loftin
Affiant Signature

August 4, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of August 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-20-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)